

DECEMBER 13, 1971

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, December 13, 1971 at 7:00 p.m.

**PRESENT:** Mayor R. W. Prittie in the Chair;  
Alderman W. A. Blair;  
Alderman W. R. Clark;  
Alderman J. Dailly (8:00 p.m.);  
Alderman H. G. Ladner (7:03 p.m.);  
Alderman D. M. Mercier;  
Alderman G. H. F. McLean;

**ABSENT:** Alderman A. H. Emmott  
Alderman J. D. Drummond

**STAFF PRESENT:** Mr. M. J. Shelley - Municipal Manager  
Mr. J. H. Shaw - Municipal Clerk  
Mr. E. A. J. Ward - Deputy Municipal Clerk  
Mr. A. L. Parr - Director of Planning  
Mr. E. Olson - Municipal Engineer

MAYOR PRITTIE made an announcement about the snow removal programme of the municipality. In that regard, he stated that the policy was the same as applies in most other municipalities in the Lower Mainland; i.e., arterial and main roads are done first and then residential streets.

Municipal Manager stated that the sum of \$165,000.00 had been budgeted this year for snow removal and all of this has now been spent. He added that the municipality was using nine graders, up to last Friday, at an average cost of \$20.00 to \$23.00 per hour and, when trucks with blades are used as plows (there are three of them) and eight sanding units are employed, the approximate cost to the municipality is \$9,000.00 per day.

ALDERMAN LADNER ARRIVED AT THE MEETING.

Municipal Manager continued by advising that there are about 60 miles of arterial and main roads and approximately 320 miles of residential streets in the municipality.

He mentioned that it is proposed to allocate \$120,000.00 per year in the budget for snow removal, with the idea in mind that, if the full sum is not used, the residue will be placed in a reserve to accumulate so that some years there will be a greater amount available.

When asked about the situation in Moosejaw from where he came, the Manager replied that there are no appreciable hills to contend with and the snow is generally dry, unlike the wet snow which is common to the Lower Mainland of B. C. He added that it is also usually too cold in Saskatchewan for things like salt and calcium chloride, so these materials are not used.

After receiving the foregoing verbal report from the Manager, the Council tacitly agreed that the matter of snow removal would be left in the hands of the Administration.

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:  
"That all of the below listed Original Communications be received."

CARRIED UNANIMOUSLY

Secretary, Norburn Soccer Club, wrote to request permission to hold a Tag Day on the evening of February 18, 1972 and all day on February 19, 1972 for the purpose of raising funds to assist the Club in purchasing equipment for the 1972 season.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:  
"That permission be granted to the Norburn Soccer Club to conduct its campaign at the times indicated."

CARRIED UNANIMOUSLY

Mr. Malcolm Nicholson, Director, Burnaby Ladies' Pipe Band, submitted a letter requesting that the municipality sponsor the Band for the purposes indicated in his submission.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the request of the Burnaby Ladies' Pipe Band be referred to the 1972 Grants and Publicity Committee for consideration and recommendation."

CARRIED UNANIMOUSLY

Secretary-Treasurer, Burnaby School Board, submitted a letter with which he forwarded a copy of a submission he wrote to the Managing Editor of the Inter High Summer Project in regard to an "underground" newspaper that was being distributed through five Burnaby Senior Secondary Schools.

Mrs. R. E. Beach wrote to advise that there will be an open forum on December 15th at 8:00 p.m. in the New Westminster Public Library to discuss long-range planning for the development of the Fraser River Estuary.

*It was understood that as many members of Council as possible would endeavor to attend the forum.*

*The Planning Director, Mr. A. L. Parr, also indicated he would likely be attending the forum.*

Mr. W. Gilbert submitted a letter offering his views on the method which should be employed in taxing property in the municipality.

*It was understood by Council that the Municipal Clerk would, in acknowledging the letter from Mr. Gilbert, advise that Council has, for many years, endeavored to secure legislation which would enable all municipalities to impose taxes in what might be regarded as a more equitable manner and that, because little success has been achieved, properties are taxed in accordance with the legislation that is in effect at this time.*

Dec/13/1971

Executive Assistant, Minister of National Health and Welfare, submitted a letter pertaining to the extent of the involvement of the Federal Government in the Local Initiatives Programme.

Director of Finance and Administration, Greater Vancouver Regional District, wrote to forward an amended policy statement pertaining to the subject of Regional transportation as a Greater Vancouver Regional District function in which he requested that the amended policy statement be inserted in the appropriate place in the original report of the Regional District on the subject mentioned.

The Director also mentioned that the Regional District is in the process of preparing to initiate negotiations with the Provincial Government to determine if a satisfactory financial formula can be developed in regard to the subject of public transportation.

Mr. James G. Lorimer, M.L.A. for Burnaby - Willingdon, wrote to enclose a copy of a speech he delivered to the Legislature on February 2, 1971 on a proposal then to impose a 10% limitation on increases in school and hospital assessments.

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QUESTION AND ANSWER  
PERIOD

Alderman McLean suggested that a study be made of the effect metal studs imbedded in tires on vehicles has on roads, including the extent of the damage caused thereby.

It was understood by Council that a report would be submitted to the 1972 Council on the matter mentioned by Alderman McLean.

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R E P O R T S

MUNICIPAL CLERK submitted a Certificate of Sufficiency pertaining to a Local Improvement Ornamental Street Lighting Initiative Programme, advising as follows in connection with the matter:

December 13, 1971.

MUNICIPAL MANAGER:

RE: 1971 LOCAL IMPROVEMENT INITIATIVE ORNAMENTAL STREET LIGHTING PROGRAMME

In accordance with Section 589 of the Municipal Act, I would report that I have published in a newspaper circulating in the Municipality and also served upon the owners of property affected, Notice of Intention to construct Ornamental Street Lighting in the following areas:

<u>AREA</u>	<u>NO. OF OWNERS</u>	<u>51% REQUIRED TO DEFEAT PROJECT</u>	<u>NO. OF OBJECTIONS</u>	<u>TOTAL ASSESSED VALUE OF LAND</u>	<u>50% REQUIRED</u>	<u>TOTAL PETITIONERS ASSESSMENT</u>
1. Dawn Avenue and Shelby Court north from Kincaid Street to and including the cul-de-sac.	17	9	0	\$ 128,450	\$ 64,275	0
2. Carrigan Court north from Government Street to and including the cul-de-sac.	5	3	1	1,268,445	634,222	27,900
3. Wilberforce Street from Sapperton Avenue to Cariboo Road.	19	10	5	131,755	65,877	32,365
4. Trudy Court west from the E.F.L. Lots 152 and 153, D.L. 207, Plan 28734 to and including the cul-de-sac.	13	7	2	105,595	52,797	14,200
5. Buckingham Drive, Lambeth Drive, Falace Place, Stage 3, Phase 1, D. L. 86.	1	1	0	136,900	68,450	0

206

John H. Shaw,  
MUNICIPAL CLERK

He indicated that sufficient petitions to defeat the work proposed were not received from the owners of properties on any of the streets mentioned so Council could proceed with the works, as originally planned.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That the Certificate of Sufficiency of the Municipal Clerk be received and a Local Improvement Construction By-law to authorize the works listed therein be prepared."

CARRIED UNANIMOUSLY

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ADVISORY PLANNING COMMISSION submitted a report recommending the following on the items shown:

(1) Mobile Home Parks

That the ratio of one parking space per four mobile home lots be accepted as it relates to communal parking, provided the developer supplies off-street parking facilities for two cars in tandem for each mobile home lot and that these two parking spaces in tandem be located so as to not encroach into the 15-foot front yard setback area.

(2) Apartment Parking Study

That the ratio of parking spaces per suite be established at 1.5.

(3) Community Plan #8 (Canada Way and Smith Avenue Area)

That the recommendations of the Planning Department be accepted.

(4) Draft Sign By-law

That:

- (a) The Planning Department include in the By-law a prohibition regarding the erection of political signs.
- (b) The recommendations of the Planning Department be endorsed, except for Sections 3 and 5 (e), which relate to revolving signs.
- (c) The Planning Department review the regulations pertaining to revolving signs for the purpose of devising a system whereby not all such signs will be prohibited if they maintain constant light intensity.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the report of the Advisory Planning Commission be received and the recommendations contained therein be borne in mind by Council when next dealing with each of the subjects."

CARRIED UNANIMOUSLY

ALDERMAN MERCIER served a Notice of Motion that he would be presenting a proposal intended to prohibit the placing of political advertising signs in the municipality.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:  
"That the Council now resolve itself into a Committee of the Whole."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 80, 1971 on the matters listed below as Items (1) to (17), either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Portion of the West 112 feet of Lot 3, S.D. 2, Block 2, D.L. 42, Plan 10871 (7731 Government Street - Piovesan)  
SUBDIVISION REFERENCE NO. 166/71

It was being recommended that Council authorize the preparation of a document containing a covenant which will restrict building on that part of the above described property (to be known as Lot 95) until such time as the owner of the entire parcel subdivides his land further and extends the services that are deemed requisite.

It was also being recommended that Council authorize the execution of the document required.

- (2) West 112 feet of Lot 3, Block 2, D.L. 42, Plan 10871  
SUBDIVISION REFERENCE NO. 166/71

It was being recommended that Council waive the provisions of Section 712(1) of the Municipal Act in respect of a subdivision involving the above described property in order to exempt the subdivider of the parcel from being required to provide the amount of land prescribed by the Section mentioned as a highway.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the recommendation of the Manager covering Item (1) be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the owner of W. 112' of Lot 3 of Lot 2, D.L. 42, Plan 10871 be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described as shown on a survey plan prepared by Gordon M. Thomson and sworn the 1st day of December, 1971."

CARRIED UNANIMOUSLY

- (3) Progress Report - 1973 Canada Summer Games Society

The 1973 Canada Summer Games Society has written to advise that, up to the present time, there have been no expenses incurred from

the Capital Funds Budget but there is a charge on the funds payable to the Municipality of Burnaby for its expense in dredging Burnaby Lake plus a second commitment to New Westminster for the swimming pool being built there.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:  
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

- (4) (a) 1971 Supplementary Business Tax Assessment Roll
- (b) 1972 Business Tax Assessment Roll

The above two Rolls were confirmed and authenticated by the Court of Revision on November 25, 1971. The result of this action is that the assessed rental value for 1972 will be \$25,281,680.00 which, at the existing business tax rate of 7%, means there will be a return in 1972 of \$1,769,700.00. It is expected Supplementary Rolls will increase this figure to \$1,800,000.00, which will be approximately 10% over the 1971 amount.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

- (5) Remainder of Lot 1 W $\frac{1}{2}$ , E.P. 10480, D.L. 162, Plan 450
- SUBDIVISION REFERENCE NO. 194/71

It was being recommended that Council waive the provisions of Section 712(1) of the Municipal Act in respect of a subdivision involving the above described property in order to exempt the subdivider of the parcel from being required to provide the amount of land prescribed by the Section mentioned as a highway.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:  
"That the owner of The Remainder of Lot 1 W $\frac{1}{2}$ , E.P. 10480, D.L. 162, Plan 450 be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described as shown on a survey plan prepared by Edmund I. Wong and sworn the 3rd day of December, 1971."

CARRIED UNANIMOUSLY

- (6) Street Lights

It was being recommended that Council authorize the installation of the two street lights listed in the report.

- (7) Special Estimates

It was being recommended that Council approve the estimates of the Municipal Engineer, which amount to \$236,550.00, listed in the report.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That the recommendations of the Manager covering items (6) and (7) be adopted."

CARRIED UNANIMOUSLY

(8) Monthly Report of Building Department

The Chief Building Inspector has submitted a report covering the operations of his Department for the period between November 8th and December 3, 1971.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:  
"That the report be received."

CARRIED UNANIMOUSLY

(9) Noise Control By-law (Greater Vancouver Regional District)

The Director of Finance and Administration for the Greater Vancouver Regional District has written to ask if Council is in favour of the programme recommended in the report Council received in the early part of November from the Noise Control Sub-Committee of the Regional District and also whether the Council would be in favour of the District applying for the necessary Supplementary Letters Patent to authorize the District to implement the programme recommended.

The Regional District has also suggested, in its letter, that Council may wish to obtain an expression of opinion from the interested sectors of the public regarding the matter.

This submission from the Regional District was referred to the Municipal Technical Sub-Committee, which has reported as follows:

- (a) A Regional Noise Control By-law can be enforced by municipal staff, acting on behalf of the Regional District, with no difficulty.
- (b) The By-law presented to Council by the Municipal Technical Sub-Committee defines "Quiet" and "Activity" zones by a more detailed description than is proposed in the Regional By-law; however, no problem should occur in relating Burnaby's proposed categorization to the broader zoning definitions proposed by the Regional District.
- (c) The recommendation that motor vehicle noise be controlled by education and roadside enforcement on a Regional basis can be accepted in its broad interpretation of such measures; however, the proposed enforcement by the use of Standard Automotive Engineers standards cannot be supported because such standards are designed to measure the noise capability of a vehicle under a specified set of conditions.

Concern is felt with noise levels acceptable to the community. The proposal which emanated from the Municipal Committee to measure noise at not less than 15 feet from its source would permit measurements to be taken at any location whereas the 50-foot distance proposed in the Regional By-law would, in most cases, be prohibitive and unworkable.

The Provincial Government should use the S.A.E. standards at its motor vehicle inspection stations.

- (d) Support can be given the proposal that the Regional District undertake to co-ordinate, educate and provide technical support functions for noise control.



- (e) It would appear the proposed Regional By-law has had legal perusal, from the Administrative standpoint, but still requires drafting in legal phraseology. This, together with other time-consuming aspects of Regional member consent and the obtaining of Letters Patent, could mean that an enforceable Regional By-law would be sometime before being enacted.
- (f) It was being recommended that the Municipal Sub-Committee be authorized to proceed with the final draft of the Burnaby Noise By-law. As the Regional By-law closely parallels the Burnaby one, the enactment of the Burnaby By-law at this time would be most beneficial in that it could resolve unforeseen problems that might prove difficult to rectify on a regional basis.

It was being recommended that:

- (a) The Greater Vancouver Regional District be advised that Burnaby is generally in favour of the programme recommended by the District, subject to the comments expressed in the report of the Municipal Technical Sub-Committee on Noise Control.
- (b) That the Regional District be asked to comment on the point raised by the aforementioned Sub-Committee under (c) in its report.
- (c) That Council support the matter of the Regional District applying for the necessary Supplementary Letters Patent to obtain authority to implement noise control regulations for the Region.
- (d) The final draft of the Burnaby Noise By-law be withheld until, or be presented at the same time as, the report of the Technical Sub-Committee providing a detailed comparison between the Burnaby and Regional District draft by-laws is received.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:  
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That comments be solicited on the proposed Regional Noise By-law from those with whom the municipality has had correspondence in regard to the proposed Burnaby Noise By-law."

CARRIED UNANIMOUSLY

(10) Lot 6, Block 14, D.L. 166A, Plan 1751  
(Big Bend Area)  
PRELIMINARY PLAN APPROVAL APPLICATION NO. 1667

It was being recommended that Council authorize the Planning Department to work with the applicant for the above P.P.A. (which is for the development of a 4,000 square foot workshop and storage building for the manufacture and storage of ornamental wood spindles and wood cabinets for use in apartments, commercial buildings, etc.) toward a suitable plan of development that will respect the proposed zoning districts set out in Phase II of the Zoning Concept

for the Big Bend Area.

It was also being recommended that the Planning Department be authorized to grant the P.P.A. when the plan of development mentioned is considered suitable.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:  
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(11) Land Sales - Lots 258 to 275 Inclusive, D.L. 86, Plan 39962

It was being recommended that the following tenders, which are the highest ones, for the purchase of the properties described, be accepted:

<u>Lot No.</u>	<u>Name and Address</u>	<u>Amount of Bid</u>
258	A. R. Johnson, 7530 - 14th Ave., Burnaby 3	\$ 16,667.00
259	Don Perreault, 5006 Grafton St., Burnaby	16,540.00
260	A. Jorgenson & R. Thompson 7132 Stride Ave., Burnaby 3	17,227.00
261	D. L. Salmond #302 - 1035 Howie, Coquitlam	18,311.00
262	A. R. Johnson, 7530 - 14th Ave., Burnaby 3	17,156.00
263	Arven & Doralee Eggert, 4282 Mountain Hwy., North Vancouver	18,200.00
264	James M. Langtry, Apt. 5 - 3750 Edgemont Blvd., North Vancouver	19,200.00
265	Maurice W. Jones, 6131 Buckingham Drive, Burnaby 1	18,156.00
266	Maurice W. Jones, 6131 Buckingham Drive, Burnaby 1	18,156.00
267	Alan C. & Margaret S. Thompson, 7426 Burriss St., Burnaby 2	18,250.00
268	Dr. J. J. Anderson, 7389 Montecito Drive, Burnaby 2	18,751.00
269	Maurice W. Jones, 6131 Buckingham Drive, Burnaby 1	16,889.00
270	Maurice W. Jones, 6131 Buckingham Drive, Burnaby 1	17,889.00
271	Alden Developments Ltd., 7530 - 14th Ave., Burnaby 3	18,156.00
272	Alden Developments Ltd., 7530 - 14th Ave., Burnaby 3	18,156.00
273	Dr. Kurt N. Gottschling, 7515 Whelen Court, Burnaby 1	19,260.00

<u>Name and Address</u>	<u>Amount of Bid</u>
Alden Developments Ltd. 7530 - 14th Ave., Burnaby 3	\$ 18,667.00
Dr. K. De Jager, Ste. 5 - 6495 Nelson Ave., Burnaby 1	20,050.00

It was also being recommended that the deposit cheques of the unsuccessful bidders for the properties be returned.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:  
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(12) Block "F", D.L.'s 188/189, Plans 3358 and 4953  
(Chevron Canada Ltd.)  
PRELIMINARY PLAN APPROVAL NO. 1435

Chevron Canada Ltd. has written to outline its approach to the planned future expansion programme, as follows:

- (a) The programme has been examined in the light of past actions of Council in regard to the general subject of oil refineries and the particular ones relating to the Chevron Plant.
- (b) Aside from this, the magnitude and complexities of any refinery building programme appear to present certain physical limitations insofar as the time limits and procedures described in the various municipal by-laws are concerned.
- (c) For example, the 90-day expiry period of any Preliminary Plan Approval is insufficient to permit the Company to prepare detailed working drawings for a building permit. On the other hand, the Company would require approval in principle early in 1972 in order to meet completion deadlines.
- (d) Any expansion could best be handled on a programmed basis and, with this in mind, the following recommendations were being presented for the consideration of Council:
  - (i) That a formal submission of the refinery expansion proposal be made to Council in January, 1972, at which time a request would be made for approval in principle of the concept.
  - (ii) This presentation would include:
    - site plans showing the preliminary location of the proposed new facilities, together with supporting descriptions of the facilities.
    - site plans showing the preliminary location of new storage tanks and concomitant explanatory descriptions.

and aesthetics, although, in regard to the last point, it is hoped by January of next year that the current phase of the landscape plans will be well in hand.

(iii) Plans would not be sufficiently developed by January, 1972 to enable the Company to apply for a Preliminary Plan Approval in accordance with the provisions of Section 7.3 of the Zoning By-law.

(iv) Assuming approval in principle was received, the Company proposes to proceed on the following tentative schedule:

- March, 1972 - Apply for a building permit to cover construction of the reformed and CO boiler (this is on the assumption Council will grant a further extension of P.P.A. #1435 to March, 1972 in order to keep this part of the project current.
- 2nd Quarter of 1972 - Complete submission of additional data for Preliminary Plan Approval.
- 3rd Quarter of 1972 - Apply for building permit to cover construction of new storage tanks, certain ancillary buildings (i.e. control rooms, maintenance shop, etc.) and ground preparation (new facilities in process area)
- 1st Quarter of 1973 - Apply for a building permit to cover the main construction phase of the overall project.

(e) This type of approach would enable the Company to present, at the outset, a comprehensive plan to Council so that all concerned would know the full extent of the proposed project. It would also allow sufficient time and flexibility to permit the Company to carry on and complete the necessary detailed construction plans for the various components of the overall project.

The approach outlined by the Company can be accepted and it has been mentioned to the Company that, hopefully, it would have declared its intentions in connection with the Bay Area Air Pollution standards and maintaining equipment prior to asking Council for approval in principle of the proposed expansion.

A meeting was held with Company officials on November 29th to discuss the points in the above letter from the Company, along with other areas of concern. Advice was received that the mechanical equipment being proposed by the Company in its modernization programme, as covered by P.P.A. #1435, is in compliance with the Bay Area Standards and it is the intention of the Company to have any future equipment that is installed meet these standards as well.

A further meeting was held with Company officials on December 10th at which time a letter, the substance of which is as follows, was received:

- (a) The subject of air quality standards in North Burnaby is, without doubt, of paramount concern to Council just as it is to the Company. The maintenance of a high standard of air quality has been uppermost in the mind of the Company during the development of the modernization programme and also during the current development of plans for expansion. The Company has been, and is, following the policy of upgrading facilities when such programmes are undertaken, often at considerable additional cost over what would be required just to make the Plant operate.
- (b) The design of all expansion facilities will follow the same rigid specifications as were originally indicated (i.e. rheniformer, CO boiler, light ends recovery plant and flare). With this as a building block, the rest of the existing equipment can be upgraded so that upon completion of the expansion programme, the emissions from the total refinery operation will meet the current standards laid down by the Bay Area Air Pollution Control District in Regulations 2 and 3.
- (c) The Company is, at present, estimating the completion date to be some time in the latter part of 1974, assuming there are no protracted delays in procuring the necessary approvals and permits in line with the schedule outlined in the November 26th letter.
- (d) Considerable thought has been given the subject of monitoring equipment, especially in the current absence of an air standards authority. A study of wind data and an analysis of complaints regarding odour from the plant indicates the residential area most susceptible is located on the Westerly periphery of the site. It is therefore proposed to purchase and install an SO<sub>2</sub> monitor and a wind station. The monitor will be located adjacent to Eton Street at Rosser Avenue. It is intended to order the meter and wind station shortly and to obtain further background data prior to expansion. Readings from the equipment will be available to the municipality.
- (e) In view of the foregoing and previous statements regarding environmental matters, it was hoped real progress was being made toward establishing the basis for approval of the expansion plans. The Company is concerned, however, with the possibility of delay on construction of the rheniformer because this plant should be completed before commencing construction of the expansion facilities. Any delay in this respect could be minimized by extending P.P.A. 1435 now.

The Company's offer, as described above, is considered to be a very realistic approach and the administration is totally satisfied with it.

It should be understood that the Administration has not made any statement as to whether or not an expansion will be approved but it has been made clear that the Corporation is concerned about controlling the level and quality of emissions and aesthetics. The Company may want the option of proceeding with the carbon monoxide boiler and rheniformer prior to any conclusion being reached on future expansion. It is felt the Company should have some assurance that the approvals already given for the work will not be withdrawn, especially since the Company has assured the Corporation that this particular phase of the work will meet the Bay Area Standards. If this outstanding work is connected with the new proposal and if it takes some time to reach conclusions on the total proposal, it certainly could be possible that the Company would not be given authority in time to proceed with the outstanding stage of the work. The Company cannot do anything at this time of the year because of the weather and, whether or not the expansion proceeds, the Company should still have the right to undertake the outstanding work which has already been approved.

It was being recommended that:

- (a) The Company be advised that Council appreciates the positive step forward the Company proposes in connection with the modernization programme planned.
- (b) P.P.A. #1435 lapse, but in the event approval in principle of the programme in question is not finalized one way or the other by March 15, 1972 (which is when the Company expects to apply for a permit to install the carbon monoxide boiler and the rheniformer in accordance with the Bay Area Standards), authority be granted to issue a Preliminary Plan Approval for the boiler and rheniformer on March 15, 1972 at the request of the Company.
- (c) A copy of the foregoing report be forwarded to all those who have expressed an interest in matters of the Chevron Refinery Modernization and Expansion Programme.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:  
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY ARRIVED AT THE MEETING.

(13) Burnaby Waterworks Regulation By-law 1953 #3325

As a result of reviewing costs of water service connections, it was being recommended that:

- (a) The installation fee chargeable for a 3/4 inch water connection be established at \$160.00 and connections of all other sizes be charged for at the actual cost of making the installation (the Engineer will give a firm price based upon an estimate).
- (b) The existing meter rental rates be stricken from the above By-law.
- (c) Meters be installed on all services, except those to one and two-family dwellings and the cost of installation be at the expense of the owners.

- (d) To offset the loss in revenue which will result from the abolition of meter rental charges, the first step of the meter rate schedule for water be increased from 26.25¢ per 100 cubic feet to 30¢ per 100 cubic feet.
- (e) The By-law require that watermains and water service connections within subdivisions be the responsibility of developers.
- (f) The By-law make it abundantly clear that, when it is necessary to renew a water line and the Corporation finds it necessary to install water service pipes to lot lines currently not enjoying water service, the owner be obligated to pay the cost of the service connection when the service comes into use.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(14) Senior Citizens' Recreation Centre - Kingsway and Edmonds Street  
(Former Municipal Hall Site)

Harrison and Kiss, Architects, have written to provide a summary of the tenders which were received for the construction of the above project, and have recommended the acceptance of the bid from Shopland Construction Company Ltd., with the addition of items totalling \$2,871.00.

Harrison and Kiss have also recommended that the entire mechanical system for the basement be installed as part of the contract so that the basement area can be finished and made useable, as and when required, without disturbing the completed ground floor. They point out that this would cost less than if installed at some time in the future. They have indicated that the mechanical consultants to them have already designed the system and have obtained an estimate of \$15,500.00 from the contractor to provide and install the complete mechanical system and controls to the now unfinished area of the basement. Harrison and Kiss were strongly recommending that this opportunity to take advantage of the present depressed construction market be seized in order to obtain as much useable building area as possible.

They have provided a list of changes that were requested by the Building and Fire Departments, plus a number of omissions and changes to the original drawings and specifications.

Even with the additions of the \$2,871.00 and \$15,500.00 items, the total cost would be \$335,000.00, or \$40,000.00 below the estimate.

It was being recommended that:

- (a) The tender of Shopland Construction Company Ltd. for a revised construction proposal for the project in question amounting to \$319,405.00, be accepted.
- (b) Additional mechanical work to complete the system for the basement, estimated to cost \$15,500.00, be added to and become part of the contract.
- (c) The Architect negotiate the final revised contract price with the Company mentioned, subject to the approval of the Municipal Manager.

- (d) The Architect's fee be based on the final revised contract price.

*Municipal Manager pointed out that, because of a problem with trusses, the Architect was withdrawing the use of trusses for the purpose indicated in the tender call, as an alternative to another method.*

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LADNER:  
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:  
"That a request be made for an extension of time in which to complete the Senior Citizens' Recreation Centre under the terms of the Federal-Provincial Special Development Loan Fund in order that the Corporation can obtain an extra \$100,000.00 for the works."

CARRIED UNANIMOUSLY

- (15) Reference RZ #82/71  
Block "A" North part, S.D. 2 acre part, Sketch 5641, D.L. 74N½,  
Plan 2603
- 

British Pacific Transport Ltd. has written to request the rezoning of the above described property from M2 to M6 in order that the Company can vacate its premises at 7976 Winston Street.

This Company is a tenant of Inter-City Express Ltd. at 7976 Winston Street and Council has denied this latter firm a permit to conduct its business and has also authorized the Planning Department to work with the firm to find a new site for the business.

The Planning Department has prepared a report on the rezoning proposal and has recommended that the application be approved and that the following be undertaken as prerequisite to the rezoning being effected:

- (a) The submission of a suitable plan of development for the site.
- (b) The provision of necessary sewage disposal facilities.
- (c) The dedication of sufficient property for the widening of Douglas Road.

It was being recommended that the application be approved on the basis recommended by the Planning Department and be referred to the Public Hearing that will be held on December 21, 1971. and that the applicant be advised Council cannot give the interim approval wished.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:  
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY



(16) Architect's Agreement - Swimming Pool No. 2

The following are the salient points in the above agreement:

- (a) The work involves a public indoor swimming pool in Bonsor Park approximately 45 by 121 feet, with six swimming lanes and two diving boards, together with lobby, lecture room, staff rooms, first aid room, storage room, mechanical room, but excludes parking and landscape development around the buildings.
- (b) The cost is not to exceed \$675,000.00.
- (c) The Architect's working drawings are to be completed by January 31, 1972.
- (d) The Architect's fee is to be 6% of the cost of the work plus:
  - 3% of that cost for Heating, Ventilating, and Water Treatment
  - 3% of the cost for electrical work
  - 2% of the cost for structural work
  - 1.5% of the cost for plumbing and drainage worksThe total fee would therefore be about 7.6% of the total cost of the work.
- (e) The municipality is to receive 25 copies of working drawings, specifications and detail drawings.
- (f) The Architect is to be paid 20% of his fee on completion of preliminary studies and 30% more upon completion of 75% of the working drawings and specifications.
- (g) If the lowest tender submitted exceeds \$675,000.00 by 5%, the Architect is obliged at his cost to revise and redesign to the satisfaction of the municipality to bring the cost of construction within \$675,000.00.
- (h) For a period of 12 months after completion of the construction, the Architect must supply technical and professional advice and assistance pertaining to the mechanical, physical and other operations of the pool.
- (i) Time is of the essence and, if the Architect does not meet the January 31, 1972 deadline for working drawings, then he will be called upon to pay \$100.00 per day liquidated damages.
- (j) There is a termination clause in the Agreement.

It was being recommended that Council authorize the execution of the agreement.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(17) Lot "C", Except S. 33' and Except Sketch 8864, D.L. 175SE½,  
Plan 5246  
PRELIMINARY PLAN APPROVAL NO. 1664

It was being recommended that Council express favour of a proposed multi-rental warehouse park, on a staged basis, on the above described property under the captioned Preliminary Plan Approval but stipulate that a time limit be attached to the approval permitting retention of outside storage, as a part of the development, for a period of 24 months from January 1, 1972 or until construction of Phase II of the development is completed or until M5 regulations for the area in which the property is located are enacted, whichever condition occurs first.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY displayed the Award which was presented to the municipality for the public housing project on Stratford Avenue.

He suggested that this plaque should be hung up in the building that was constructed.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:  
"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

\* \* \*

BY - L A W S

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That leave be given to introduce:

"BURNABY PREPAYMENT OF TAXES BY-LAW 1969, REPEAL BY-LAW 1971" #6022

"BURNABY PROCEDURE BY-LAW 1971" #6023

and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the By-laws be now read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MCLEAN:  
"That the Council do now resolve into a Committee of the Whole to consider and report on the By-laws."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MCLEAN:  
"That the Committee do now rise and report the By-laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MCLEAN:  
"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MCLEAN:  
"That:  
"BURNABY PREPAYMENT OF TAXES BY-LAW 1969, REPEAL BY-LAW 1971" #6022  
"BURNABY PROCEDURE BY-LAW 1971" #6023  
be now read a Third Time."

CARRIED UNANIMOUSLY

\* \* \*

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:  
"That the Council do now resolve into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1970" 5824."

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #46/70

FROM C2 TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

6539/6549/6557 Bonsor Avenue - Lots 14 to 16 inclusive,  
Block 22, D.L.'s 151/3, Plan 3741

Municipal Clerk stated that the Planning Department has reported that the prerequisites established by Council in connection with this rezoning proposal are now nearing completion.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:  
"That the Committee do now rise and report the By-law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:  
"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1970"  
be now read a Third Time."

CARRIED UNANIMOUSLY

\* \* \*

Burnaby Zoning By-law 1965, Amendment By-law No. 58, 1971 #5997  
came forward for Reconsideration and Final Adoption. This  
By-law provides for the following proposed rezoning:

Reference RZ #54/71

FROM M4 TO PARKING DISTRICT (P8)

(5270 and 5290 Grimmer Street - West 1/2 Lot 15 and E 1/2 Lot  
14, D.L. 94, Plan 720)  
It was reported by the Planning Department that the prerequisites established  
by Council in connection with this proposal have now been satisfied.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1971"  
be now reconsidered and finally adopted, signed by the Mayor and  
Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

\* \* \*

MAYOR PRITTIE DECLARED A RECESS AT 8:40 P.M.

THE COUNCIL RECONVENED AT 8:50 P.M.

ALDERMAN BLAIR WAS ABSENT.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That the Council now resolve itself into a Committee of the  
Whole "In Camera"."

CARRIED UNANIMOUSLY